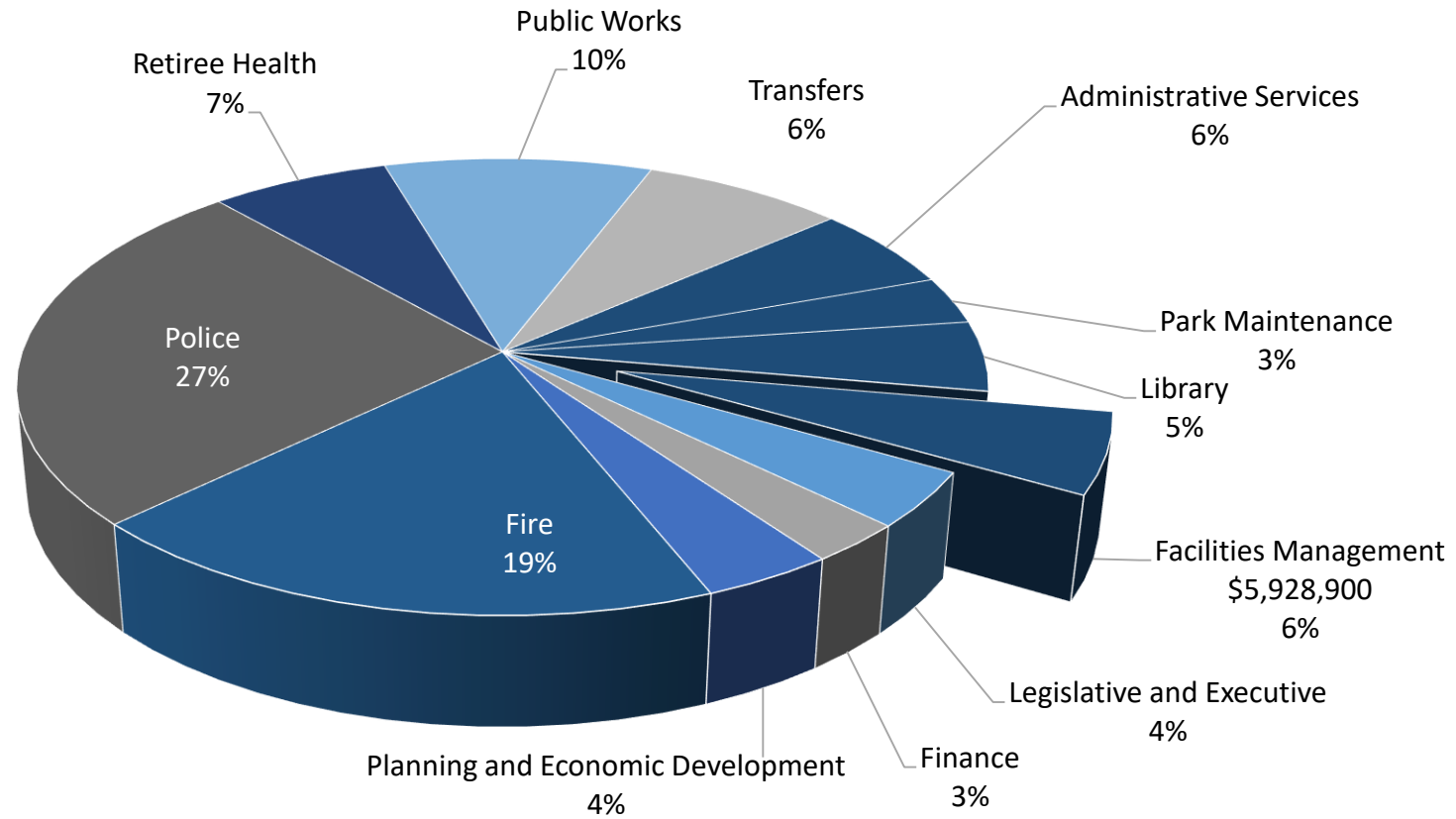


2023 Proposed Budget

Facilities Management

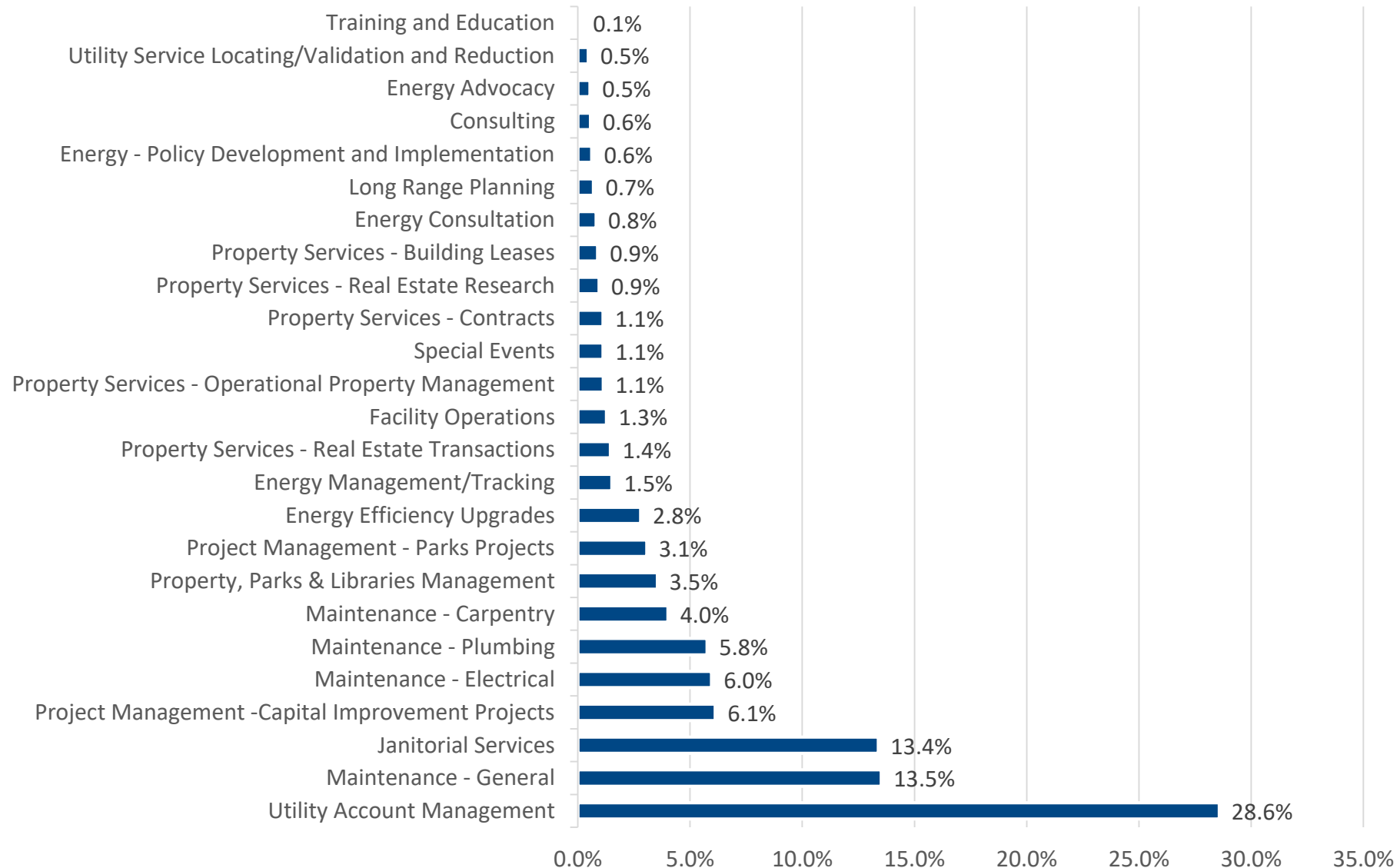
Division Overview



2023 Proposed General Fund
Expenditures \$106,286,500



Services Inventory: Facilities Management



2022 Budget vs 2023 Budget Expenditures

	2022	2023	Difference
Salaries	1,994,600	2,071,500	76,900
Benefits	823,100	978,100	155,000
Other Expenditures	2,441,800	2,879,300	437,500
Capital	-	-	-
Total	5,259,500	5,928,900	669,400

2022 Budget vs 2023 Budget Revenues

	2022	2023	Difference
Rent of Buildings	81,800	71,000	(10,800)
Rent of Land	5,600	10,300	4,700
Concessions & Commissions	12,000	12,000	-
Other Reimbursements	24,000	58,900	34,900
Transfer from Special Revenue	53,600	66,000	12,400
Total	177,000	218,200	41,200

FTE's 2022 vs 2023

	2022	2023	Difference
Director P, P, & L	1.00	1.00	-
Property Svcs. Supv.	1.00	1.00	-
Facility Ops. & Maint. Supv.	1.00	1.00	-
Constr. Project Supv.	1.00	1.00	-
Property & Facilities Manager	1.00	1.00	-
Janitor 1	8.00	8.00	-
Janitorial Supervisor	1.00	1.00	-
Constr. Project Tech.	1.00	1.00	-
Facilities Maint Spec.	3.00	3.00	-
Trades Positions	3.00	3.00	-
Master Plumber/Elect	2.00	2.00	-
Maint. Leadworker	1.00	1.00	-
Constr. Proj. Coord.	1.00	1.00	-
Parks Senior Planner	1.00	1.00	-
Admin. Clerical Specialist	1.00	1.00	-
Budget Analyst	0.30	0.30	-
Property Svcs. Spec.	1.00	1.00	-
Total	28.30	28.30	-
3-Yr ARPA Funded Construction Project Coordinator	1.00	1.00	-
FEMA Funded Part-Time Construction Project Coordinator	0.33	(0.33)	-

Term Construction Project Coordinator, Randy Rosandich, was replaced by Lisa MacManus but stayed on in 2022 as a 13.5 hr employee during her transition and to assist with FEMA reimbursement work.



Our Mission

Our Mission is to provide functional, attractive, clean, safe, sustainable and well-planned physical environments and facilities to support City of Duluth operations, civic engagement, public safety, and recreational opportunities throughout the community.

Our Division is made up of three distinct offices;

Maintenance and Operations, which includes janitorial services, & trades

Project Management, which includes City Energy Efficiency and Sustainability planning,

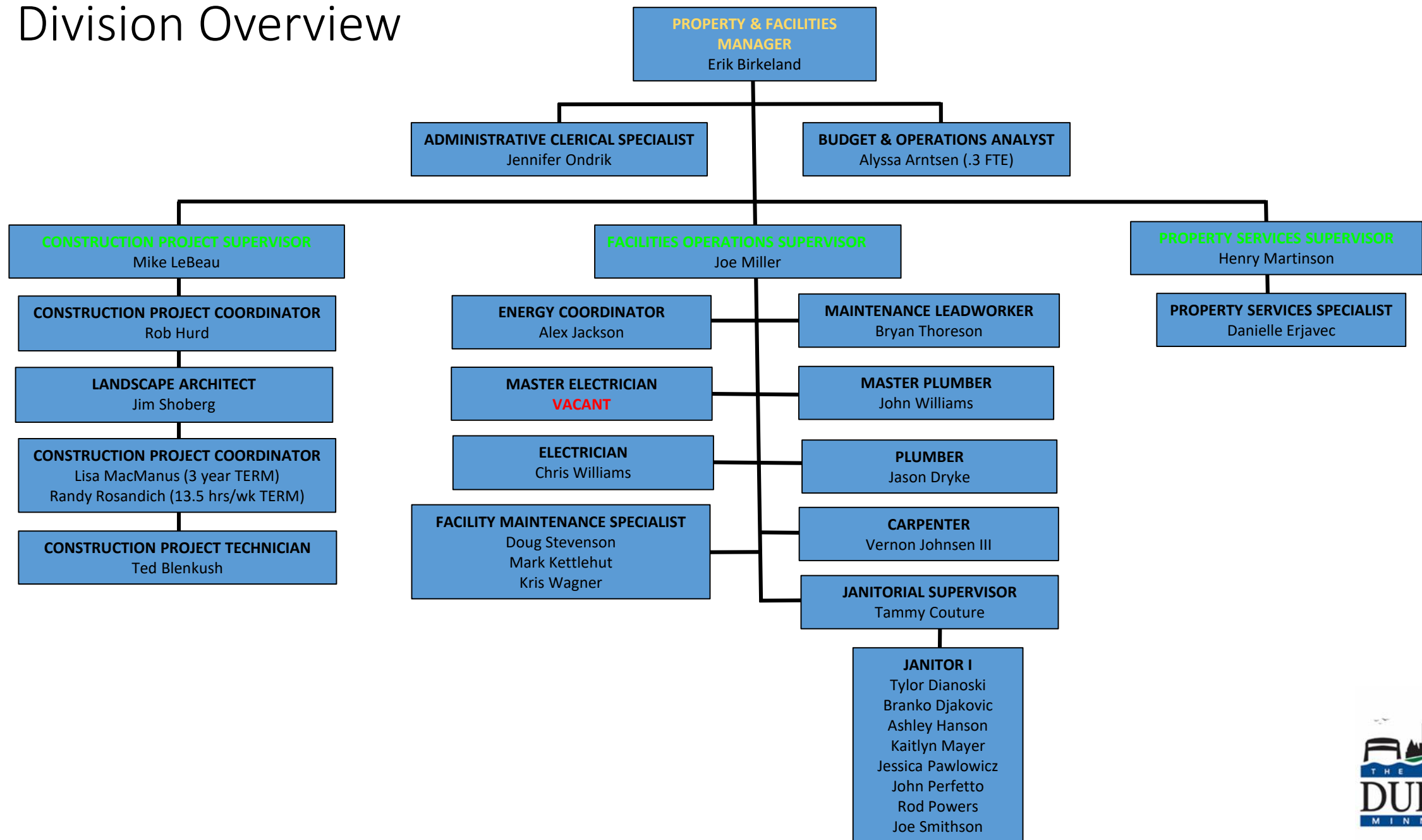
and **Property Services**



NEW Chester Bowl Lift Shed
(Built by PFM in 2022 using extra materials from the Wheeler Garage build in 2021).

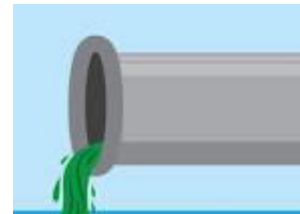


Division Overview



Notable Changes in the 2023 Budget

5381 - Electricity	Increased by \$48,000	Expected rate increases
5382 – Water, Gas, & Sewer	Increased by \$244,000	Expected rate increases
5385 – Oil	Increased by \$8,000	Expected rate increases
5386 – Steam	Increased by \$129,000	Expected rate increases



Equity and Inclusion

Our Facilities Team continually helps to make accessibility improvements around the City.

2022 Accessibility improvements:

- Sidewalks at Woodland CC
- Indian Point Fishing pier
- Bayfront family center
- Bridge railings
- Handrails
- Stairways



NEW Sidewalks at Woodland CC



**NEW Fishing Pier at Indian Point
(Built & installed by PFM – 2022)**

Fun Facts about our Division

Did you know there are 10 Elevators within our City Facilities???

PFM helps to keep the *elevators up and running* by providing routine maintenance:

- Annual permits
- Inspections
- Repairs & upkeep



Mark Kettelhut – Building Maintenance Specialist



Part of our PFM Crew (Going UP!!!!)



Part/Unit	Description
MN04913	ELEV 1 - RADISSON SKYWALK TUNNEL
MN05991	ELEV 1 - TECH VILLAGE PARKING
MN07212	ELEV 1 - MAIN PUBLIC LIBRARY
MN08234	ELEV 1 - EAST SUPERIOR PARKING RAMP
MN11865	ELEV 1 - CITY HALL
MN11866	ELEV 2 - CITY HALL
MN13169	ELEV 2 - MED DIST RAMP - SCHINDLER
MN13422	ELEV 1 - MED DIST RAMP - SCHINDLER
MN18361	ELEV 1 - BLDG MAINTENANCE SHOP
MN18362	ELEV 1 - LAKEWOOD WATER TREATMENT

2022 Accomplishments

Lighting Upgrades:

Lafayette, Portman, Piedmont, Radisson Tunnel

New Boilers:

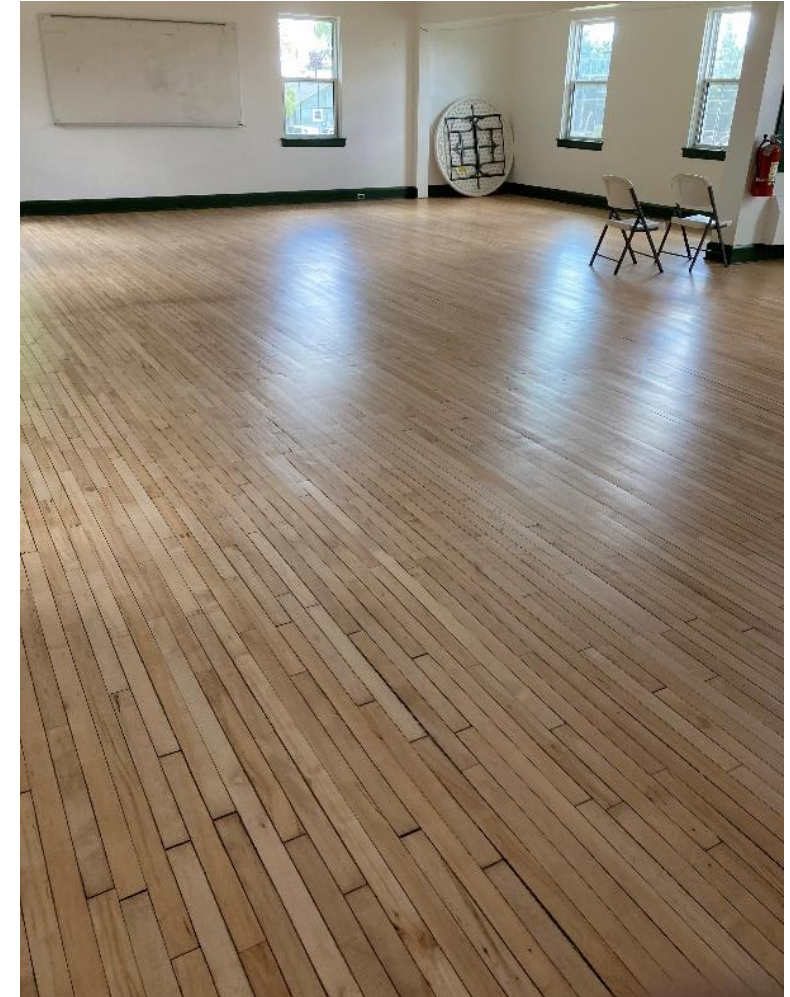
Piedmont
Woodland

Maintenance Projects:

Fleet Office remodel
New floor at Wade concessions
Floors refinished at Lafayette
Portman CC Repainted
New sidewalks at Woodland CC
42nd Toolhouse floor drains



Piedmont CC – High efficiency boiler



Refinished Floors at Lafayette CC

2022 Accomplishments



Piedmont CC lighting & ceiling upgrades



Fleet Services Office remodel



42nd Toolhouse Floor Drains



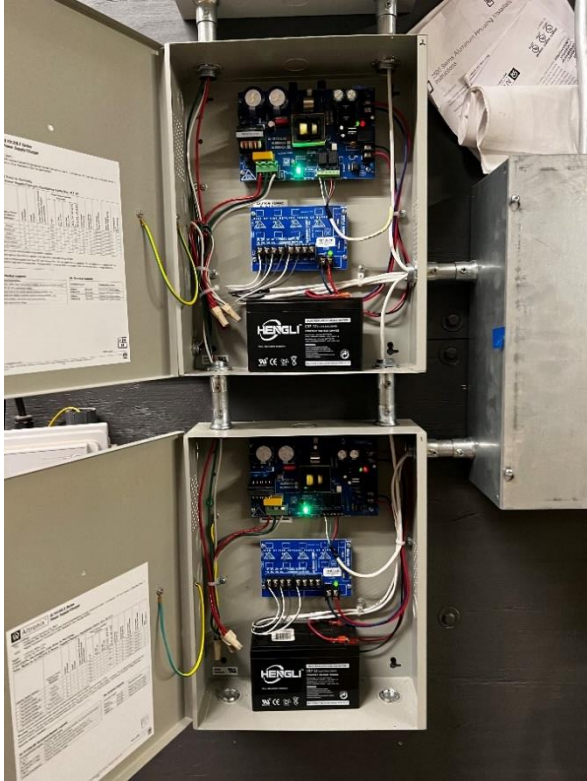
New Boiler at the Woodland CC



Specialized Marine Beacon Light install

Building Control upgrades:

PFM's Energy Coordinator, Alex Jackson, has been busy upgrading building controls within many of our facilities.

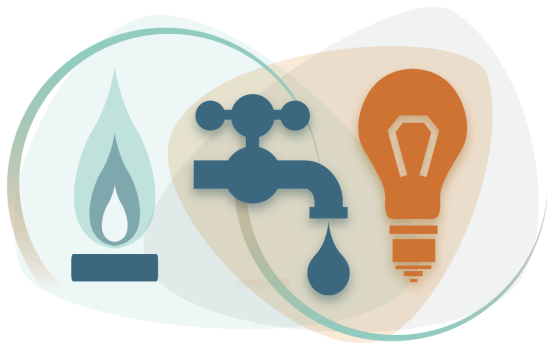


Building automation systems will deliver greater energy efficiency...lower operating and maintenance costs, better indoor air quality, greater occupant comfort, and productivity.



Challenges

- **Utility Costs** - Continued storm water increases for impervious surface calculations, higher heating fuel costs, and a combined higher MN Power PUC increase than anticipated. Emergency MN Power increase for August-December 2022.
- **Electrical Positions** - Struggle to fill electrician positions ; Contract services with Parsons Electric (\$149k)
- **Motor fuels** - Higher fuel costs than projected
- **Repair & Maintenance Supplies** – limited local availability and time delays & fuel surcharges.
- **Uniform Costs** - Union contract increase for uniforms. Increased turnover in trades and janitorial positions, resulting in more full-uniform packages.



Challenges (cont.)

- **Inflationary Pressures** - Construction costs have drastically increased and our operating budget has not. This significantly restricts our ability to fund and complete projects and reduces our overall “*buying power!*”



2022 Example: **DPD Impound Lot** adjacent to the 42nd toolhouse
CIP Funded Project



PFM provided in-kind assistance with the property acquisition
Dirt work, fencing, gate installation and specialty locks paid for by PFM Operating dollars.

Opportunities

PFM is working hard behind the scenes with contractors and designers to plan and ready many large scale projects for future work & facility enhancements.

2023 Upcoming Projects:

- Harbor Plaza / Seawall Improvements
- Lincoln Park Pavilion
- City Hall Rotunda – Permanent Information Booth
- Cruise Ship – “Home Port”
- Spirit Mountain Chalet (2024 Bonding)
- Lake Superior Zoo – Main Building Renovation (2024 Bonding)



Questions???



FYI: Before the *snow flies* the PFM crew will be restoring a bridge at Chester Bowl!